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Zoning Board of Appeals Minutes 10/15/2013

October 15th, 2013

Approved Minutes

Members in Attendance:

Pamela Heidell
Suzanne Spinney
Roger DuPont
Walter Fey
Christian Klein

Docket #3463, Continuance for Brian Aylward and Yongmei Sun of 137 Wachusett Avenue. Mr. Aylward modified his plans for the issues raised at the last hearing. He added a trench drain at the base of the driveway, and is adding a "turf block" permeable paving for a car back up area, which he argues counts towards their open space requirement. The board disagrees as driveways or parking does not count towards open space. Mr. Aylward noted that they removed the second floor deck and the area below the first floor deck should not be enclosed and it will remain always open. There was also some question about the size scope and scale of the addition stating that it might be too large for the lot size. After some debate the board decided 4:1 to grant the special permit with some conditions. Conditions were:

- The space below the deck and the stairs may never be enclosed.
- The deck, stairs, railings, and columns must be constructed with similar detail as front.
- The development may not increase the surface water run-off rate.
- Revised plans and table of dimensional requirements must be submitted which include area for back-up area as open space.

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